ACRS

Community Reinvestment Strategy
——— Detroit ———

Chapter 7
Housing

Cluster 2
Asset Profile

The housing stock of this cluster is generally characterized by detached single-family bungalows in stable condition. This statement began as a community focus group perception which was validated by a visual survey conducted during the summer of 1997. The focus group believed that citizen involvement in block clubs, CB patrols, and other community events stabilized the better parts of the cluster. The group also identified a lack of community organization in specific areas which ultimately had the lowest survey conditions ratings as discussed in the following text.

A survey was completed to accurately assess housing conditions. Resident stakeholders were recruited and trained to determine the following four categories of physical conditions.

Reinforce: Stable Condition
Residential areas where almost all of the structures have been maintained and are in good condition; minimal rehabilitation and infill housing required

Revitalize: Beginning Signs of Decline
Residential area where no more than ¼ and ½ of the lots are vacant or occupied by homes that require major rehabilitation or demolition because of substantial deterioration.

Revitalize: Advance Signs of Decline
Residential areas where between ¼ and ½ of the lots are vacant or occupied by homes that require demolition because of substantial deterioration.

Restructure: Major Deterioration
Residential area where well over ½ of the lots are already vacant or occupied by homes that require demolition because of major deterioration

Ratings were established by block group which are determined by the City and contain multiple blocks. The method involved assessing each block by one of four conditions outlined above and applying the simple majority as the rating per block group. Map A17 shows the ratings.

Survey results correlate areas in need for major revitalizing and restructuring with focus group decisions on the placement of new housing and likewise, the strengthening of more stable neighborhoods. In general, two larger triangular areas abutting Gratiot on opposite sides show the greatest need for significant revitalization and redevelopment efforts create a solid core within the cluster. One area is between Gratiot, Seven Mile, Chalmers, and Glenfield. A second area is located between Gratiot, McNichols (Six Mile), and Gunston.

Several additional areas should receive extensive treatment and include:
- Major revitalization and restructuring on both sides of Greiner between Gratiot and Strasburg.
- Restructuring between Gratiot, Conner, Flanders, and Gunston.
- Major revitalization between Conner, Berkshire, Roseberry, and I-94 and is within the empowerment zone.
- Major revitalization on scattered block groups adjacent to I-94.
- Major revitalization on the east side of Chalmers between Houston-Whittier and Seven Mile.
- Restructuring on Hayes south of Seven Mile.
- Major revitalization north of Seven Mile between Gratiot and Queen.

This deteriorated core is surrounded on west, north, and east by a unenclosed ring of stable or slightly unstable residential environments. In closing, the conditions survey was completed subsequent to the focus groups by a separate set of residents and validates the recommendations on the location of new housing and need for strong repair programs in more stable neighborhood units.

Age of Housing Stock
Primary development occurred from 1940 through 1959 with 68.8% of housing stock constructed during this period. The largest number of census tracts with greater than 20% of pre-1940 constructed housing is adjacent to Gratiot generally south of Seven Mile to be in close proximity to former street car lines. Census tracts with large numbers of post 1960 housing (greater than 20%) are primarily scattered throughout the south portion of the cluster without any noticeable pattern. These projects may be products of individual efforts and not part of a grand scheme.

Housing Ownership Characteristics
Owner-occupied housing accounts for almost two-thirds (63.0%) of the total. This figure is higher than the overall City rate (52.9%). As continually mentioned, this cluster has numerous modest detached style family homes offering affordable home ownership potential. Rental units account for slightly over one-third (37.0%) of the total number which is less than the City rate of 47.1 %. Vacancy rates are less than the Detroit average.

Owner-occupied	24,531 (63.0%)	
Renter-occupied	14,455 (37.0%)	
Occupied Units	39,036 (100.0%)	39,036 (94.2%)
Vacant		2,422 (5.8%)
Total Housing Units		41,458 (100.0%)

Analysis of owner-occupied housing and housing conditions maps indicate a common correlation between higher percentages of owner occupation and stronger housing conditions. In addition, these variables reflect the unenclosed ring of strong neighborhoods situated nearer to Eight Mile Road on the north and on the east and west sides further from Gratiot Avenue. Focus groups identified a general central core for new housing along Gratiot south of Seven Mile which is verified by the increased quantity of rental and deteriorated housing in the data maps indicated above.

Housing Values
Housing values between $25,000 and $49,999 account for over half (54.0%) of Cluster 2 residential units. Affordable housing values were calculated for this cluster using a determinant of

80% of median household income from the census ranges. Analysis indicates an affordable housing range of $28,000 to $40,000 which can be accommodated within the $25,000-$49,999 value range. This analysis supports the housing focus group's identification of the large supply of affordable housing as one of the cluster's greatest assets.

Housing values less than $25,000 constitute a 43.7% share of the inventory. Finally, 2.4% of the stock is above $50,000. The following chart outlines the figures by number and percentage.

Housing Value	Number	Percent
Less Than $15,000	2,479	11.3
$15,000 - $24,999	7,132	32.4
$25,000 - $49,999	11,886	54.0
$50,000 - $99,999	497	2.3
More Than $100,000	15	0.1

Multiple Family Housing
Multiple-family housing within the cluster is constructed in larger buildings with 10 plus units and although not technically a multi-family use, two-family upper and lower flat. The 10 plus unit apartments are located in scattered census tracts and very often near minor arterial and collector streets. The greater number of upper and lower flats are in census tracts which align closely with two-family zoning districts behind the Gratiot commercial frontage south of Seven Mile Road

Contract rents are shown in the matrix below. The rates are applicable to the large apartments as condominium and cooperative housing could be identified. The upper and lower flats will have at least rental one unit and, often, two rental units.

Contract Rent	Number	Percent
Less Than $100	58	0.4
$100 - $249	2,590	18.5
$250 - $499	10,860	77.4
$500 - $749	202	1.4
More Than $750	11	0.1
No Cash Rent	312	2.2

New Housing Investment
The housing survey, focus groups, and technical assistance team did not identify new housing being developed.

The housing focus group attendees were asked to list the most suitable locations for large-scale new housing development and new infill/rehabilitation projects. The following areas were perceived as desirable locations.

New Housing Development
- Multiple-family development in a triangular area west of and bounded by Gratiot, McNichols, and Dresden.
- Multiple- and single-family housing mix east of and bounded by Gratiot, Spring Garden, Chalmers, and Flanders.
- Multiple- and single-family housing mix east of and bounded by Gratiot, Seven Mile, Novara, and Hayes.

- Higher-density multiple-family or senior housing mixed with shopping facilities on the northwest corner of the Gratiot/Seven Mile commercial node.
- High-density housing for less viable commercial areas facing Gratiot.

Infill and Rehabilitation Housing Projects
- West of Gratiot, south of State Fair, and to the west and south cluster boundaries and excluding the new housing area.
- East of Gratiot between Seven Mile, Hayes, Harper, Conner, Gratiot excluding the new housing area.

The Map A18 shows these areas and has been presented to several vision sessions and board meetings without alteration.

Instrumented Group Interview Responses
Neighborhood stakeholders and Cluster Board members participated in focus group sessions that were designed to solicit community perceptions and identify issues, assets, and barriers to development affecting the cluster. Participants were also asked to fill out a survey form, or "instrumented group interview" (IGI), which would help to quantify the level of interest. Issues identified at the focus groups and by the IGI's are as follows:

Issues
Vacant or Burned Homes
- Overwhelmingly, this issue topped the list of concerns. Of the twelve respondents to the housing IGI, ten respondents listed vacant or burned houses as a worsening problem in the cluster.

Overall Quality of Housing
- Fifty percent of IGI respondents listed the quality of housing in the neighborhood as "good", five of the twelve IGI respondents listed the quality as "fair", and one person listed the quality as "excellent." Most focus group attendees mentioned lack of maintenance on renter-occupied housing as a major issue.

Owner to Renter Ratio
- The majority of focus group attendees and IGI respondents favored 75-95% owner-occupied housing. As can be seen from the following map, Housing Ownership Characteristics, the cluster has a much lower percentage of owner-occupied housing than focus group attendees and IGI respondents feel is ideal. Additionally, six of the twelve IGI respondents listed rental units a problem within the cluster. Most focus group attendees felt the number of houses being rented out by absentee landlords is increasing.

Code Enforcement
- This issue ranked as one of the most important, if not the most important issue, affecting the cluster's housing stock. This issue ties in strongly with the concern with the number of absentee landlords, and the accompanying upkeep problems or difficulties. Most focus group attendees felt stricter code enforcement was necessary to prevent further deterioration of the cluster's housing stock.

Housing Development Locations
- Questions 10 through 12 asked for housing development locations. Most of the responses reinforced decisions made at the focus group.

Assets to Development
Good Brick Homes
- Four of the twelve IGI respondents listed good brick homes as one of the areas strongest assets.

Mixed Cultural Groups
- In comparison to Detroit as a whole, Cluster 2 has a diverse cultural composition, with 62% of residents Black, 35% White, 2% Asian/Pacific Islander, and 1% Hispanic. One unique characteristic of the cluster is that large concentration of Hmong persons reside in Cluster 2. Many of the more than 7,000 Hmong people living in the Detroit area live in Cluster 2, in an area informally referred to as "Hmong Town". This area is bounded loosely by Eight Mile to the north, Gratiot to the east, Six Mile to the south, and Hoover to the west.

Strong Community Organizations
- Cluster 2 is blessed with over 20 active neighborhood organizations dealing with community issues. In addition many other organizations addressing issues ranging from youth development to environmental concerns.

Barriers to Development
Vacant or Burned Homes
- When asked how their neighborhood has changed over the years, ten of twelve IGI respondents listed an increase in vacant or burned homes.

Lack of City Services
- Inadequate City services were a major concern of focus group attendees. Unresponsiveness to resident requests and lack of code enforcement fell within this area of concern. The need for more, properly maintained street lights and improved road maintenance were also issues addressed by focus group participants.

Crime and Drugs
- This issues was a major concern of focus group attendees.

Gangs
- Problems relating to gangs were mentioned as a barrier to development.

Lack of Good Schools
- An issue which affects all cluster within the city is the school system. Real or perceived problems with the school system were mentioned as a serious barrier to development within the cluster.